

PROFFERS

PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

RZ 2011-PR-021

December 29, 2011

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 50-4 ((1)) 25, hereinafter referred to as the ("Application Property"), from the C-5 District to the C-8 District, Page Annandale Road Associates, L.L.C., hereinafter referred to as the ("Applicant") for itself, the owner, and successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception plat ("GDP/SE Plat") consisting of thirteen (13) sheets, prepared by Dewberry & Davis dated June 3, 2011 and revised through December 21, 2011.
- b. Minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of Section 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the GDP/SE Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines as shown on the GDP.

2. TRANSPORTATION

- a. As shown on the GDP/SE Plat, the Applicant shall provide interparcel access to the adjacent property identified among the tax map records as 50-4 ((1)) 24 (Parcel 24) at no cost. The final location of the interparcel access shall be determined upon request by the owner of Parcel 24 and shall be within that area identified on the GDP/SE Plat. The Applicant shall grant an ingress-egress easement with the interparcel access, but shall have no obligation to construct any improvements.
- b. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax

County or the Virginia Department of Transportation (VDOT) pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall submit a landscape plan in conjunction with the site plan submitted on the Application Property. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.
- b. A park-like feature shall be provided at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. At time of site plan approval, the Applicant shall record a public access easement to this landscaped area. Said easement shall be in a form acceptable to the Fairfax County Attorney's Office and recorded among the land records.

4. SIGN

The Applicant shall install a freestanding sign at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. The sign shall be in accordance with the requirements of Article 12 of the Zoning Ordinance.

5. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

6. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/AGENT FOR TITLE OWNER OF
TAX MAP 50-4 ((1)) 25

PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

By: W. Raymond Page
Name: W. Raymond Page
Title: General Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 50-4 ((1)) 25

PAGE 6660 ARLINGTON BLVD, LLC

By: 
Name: Lawrence J. Page
Title: General Manager

[SIGNATURES END]